



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR: (check one of the following)

☐ Lot Split ☒ Special Use Permit ☐ Site Plan
☐ Lot Line Revisions ☐ Subdivision ☐ Building Line

File #: _____ Date Received: 5.17.17
Street Address of Proposed Application: 333 North Main Street
aka 2523 Albany Avenue (Tenant Space
Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: #140)
Application Fee: \$250 Surcharge Fee: \$60 Affidavit Fee: \$20

Applicant's Interest in Property: Tenant

Brief Description of Proposed Activity: out door patio serving food & liquor
24 Seats (Koma)

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPH website at <http://www.dph.state.ct.us>)

Chris (Hui Lin) Chen
Record Owner's Name
345 N. Main St.
Street
West Hartford CT 06107
City State Zip
860-232-2100
Telephone #

Contact Person:

Chris Chen
Name
Street

City State Zip
917-915-2765
Telephone #

Bishop's Corner (E+A) LLC
Applicant's Name
Record Owner's
P.O. Box 528
Street
Columbus, SC 29202
City State Zip
Telephone #

Subject to Owner approval
of design and conforming
to SDO
Jeffrey Pransky 5/19/2017
Vice President

Applicant's Signature: _____
Authorized agent for owner
Bishop's Corner (E+A), LLC

X Signature of Owner/Authorized Agent

RECEIVED

MAY 17 2017

PLANNING & ZONING DIVISION
TOWN OF WEST HARTFORD, CT

Koma



May 16, 2017

Honorable Members of the Town Plan & Zoning Commission
Town of West Hartford
Town Hall Common

Application for a Special Use Permit to add Outdoor Dining at Koma, 345 North Main Street West Hartford, CT 06117

Dear Honorable Members of the Town Plan & Zoning Commission:

Koma Japanese Steakhouse, located @ 345 North Main Street, would like to add outdoor dining serving full menu.

SUP Proposal

Koma proposes:

- To add 6 tables, a total of 24 seats to our outdoor dining area
- To add aluminum railing of 42" high on both sides of the dining area

Koma
345 North Main St. West Hartford, CT 06117

A. Space definition/Location

1. @Bishops Corner, 345 North Main St, right above the Bank of American.
There's a hall way of 15' wide 58' long outside of our restaurant.

We would like to add outdoor dining within this long hallway facing the parking lot. A 5' hallway will still be available for the guests of Bishops Corner.

To provide comfort and safety in our outdoor dining, we propose to enclose both ends of outdoor dining area with a 42' tall aluminum fence set on aluminum tube. Two gates on each side of the outdoor dining will be open to our guests as they can use the walk way.

2. Koma proposes to add 6 painted aluminum tables with umbrella. 30' tall square table, 84' tall umbrella.

B. Operations

1. The outdoor dining area will be fully capable of accommodating disabled patrons.
2. Restrooms inside of the restaurant will be easily accessible for outdoor dining guests.
3. The kitchen facilities are sufficient and adequate to service the restaurant and outdoor seating area.
4. No waste receptacle will be placed outside. All trash will be cleaned by the wait staffs and floor helpers.
5. Outdoor dining will follow the store hours.
Sun – Thu 11am – 10pm
Fri & Sat 11am – 11:30pm

C. Maintenance

1. Koma understands that cleanliness is critical to the success of the patio seating and will continue to maintain its facility at the highest of standards. While the tables are the responsibility of the wait staffs, the outdoor dining area will be overseen by the restaurant manager on duty. Typically, a table will be cleared completely as soon as its customers leave. Several bus person will also be

Koma
345 North Main St. West Hartford, CT 06117

there to help at all time and make sure outdoor dining area will be clean. Spills and drops will be taken care immediately.

2. A wait station will just be inside of the door.
3. Tables and chairs are of commercial grade and will be sufficiently weighted to avoid displacement by wind.
4. During the off season, the outdoor furniture will be cleaned and stored in our storage room.

Truly yours,

Koma Japanese Steakhouse

By: _____
Chris Chen, General Manager